

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MELVIN RD, ARLINGTON

OWNERSHIP

Owner 1:	HOLT-CANADA BARBARA			
Owner 2:	LIFE ESTATE			
Owner 3:				
Street 1:	46 MELVIN RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	HOLT-CANADA BARBARA R -		
Owner 2:	-		
Street 1:	46 MELVIN RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 8,894 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 3003 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 Half Bath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.20418	Total SF/SM:	8894	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	480,775	Spl Credit	Total:	480,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8894.000	426,700		480,800	907,500
Total Card	0.204	426,700		480,800	907,500
Total Parcel	0.204	426,700		480,800	907,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		302.20	/Parcel: 302.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,700	0	8,894.	480,800	907,500	907,500	Year End Roll	12/18/2019
2019	101	FV	299,700	0	8,894.	480,800	780,500	780,500	Year End Roll	1/3/2019
2018	101	FV	285,000	0	8,894.	412,100	697,100	697,100	Year End Roll	12/20/2017
2017	101	FV	285,000	0	8,894.	384,600	669,600	669,600	Year End Roll	1/3/2017
2016	101	FV	285,000	0	8,894.	329,700	614,700	614,700	Year End	1/4/2016
2015	101	FV	277,800	0	8,894.	295,300	573,100	573,100	Year End Roll	12/11/2014
2014	101	FV	277,800	0	8,894.	273,400	551,200	551,200	Year End Roll	12/16/2013
2013	101	FV	213,400	0	8,894.	260,600	474,000	474,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	Inspected	BS	Barbara S
10/30/2018	Missed Appt.	CC	Chris C
10/9/2018	MEAS&NOTICE	CC	Chris C
1/15/2013	Info Fm Prmt	BR	B Rossignol
6/9/2009	Measured	189	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
8/5/1991		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

PRINT	
Date	Time
12/10/20	22:38:1
LAST REV	
Date	Time
06/19/19	09:41:4
apro	
8047	



USER DEFINED

	Prior Id # 1:	64708
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

More: N Total Yard Items: Total Special Features: Total: